

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 3

Resolution No. 12-22

Mr. David Marks, Councilman

By the County Council, February 7, 2022

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 71-21 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, 10-19, and 71-21, is hereby further amended as follows:

1. On page 5 of the Plan, add Recommendation #3 as follows:

Recommendation #4: A resolution of the County Council approving a Planned Unit Development proposed within the Perry Hall Community Plan area pursuant to § 32-4-242(d)(2) may amend or modify the densities density of such a residential development by a maximum of 20 percent over the underlying zoning, ~~so long as provided that the development is not an age-restricted senior housing development.~~

Background: The Master Plan 2020 designates Perry Hall as a Community Conservation area, stating such areas “generally consist of lower to moderate density

suburban residential neighborhoods ... [that are] served with public water and sewer service.” Master Plan 2020 was adopted after the Perry Hall Community Plan was largely completed. Since 2010, Planned Unit Developments have advanced in Perry Hall to largely accommodate age-restricted housing. These include the Brightview Perry Hall, Chapel Springs, and Gerst Farm projects.

Baltimore County has a four-year Comprehensive Mapping and Zoning Process (CZMP) that provides for a great deal of community input for regularly updating the County’s zoning. The CZMP is the best planning and development process to establish base zoning and density, with development guided by the County’s Adequate Public Facilities Ordinance (APFO).

Targeted Date of Completion: Ongoing

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect and shall apply to any Planned Unit Development proposed within the Perry Hall Community Plan area from the date of its passage by the County Council;

AND BE IT FURTHER RESOLVED, that the amendment to the Perry Hall Community Plan adopted herein shall only apply to any concept plan filed after the effective date of this Resolution.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - LEGISLATION

| MOTION | | SECOND |
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| AYE | NAY | |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilman Quirk |
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| <input type="checkbox"/> | <input type="checkbox"/> | Councilman Crandell |

ROLL CALL - AMENDMENTS

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ROLL CALL - AMENDMENTS

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